



DISABILITY AND COMMUNICATION ACCESS BOARD

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INTERPRETIVE OPINION

Pursuant to §103-50, Hawaii Revised Statutes (HRS), all buildings and facilities constructed by, or on behalf of the State or any county, shall conform to the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and amendments. In accordance to HRS §103-50 and Chapter 11-217, Hawaii Administrative Rules, the Disability and Communication Access Board has authority to issue interpretive opinions to HRS §103-50 design standards.

Docket: **DCAB 2000-06** Interpretive Opinion on Residential Housing Accessibility Guidelines (RHAG) 13.3.2(13d) Minimum Requirements. What are the minimum floor area requirements for “balconies”?

Summary: The ADAAG and the RHAG require an accessible route up to balconies, but there is no mention of minimum floor area requirements. The Access Board’s Proposed Rule (November 16, 1999) requires exterior spaces less than 30 inches in depth or width to be connected on an accessible route, but there is also no mention of required maneuvering clearances within the balcony itself. The Uniform Federal Accessibility Guidelines (UFAS), from which the RHAG was developed, requires maneuvering clearances within balconies; (i.e., 60-inch diameter or T-shaped space). There are basically two (2) types of balconies, those that require full user passage, and those that are not intended for full user passage.

Ruling: For buildings or facilities subject to HRS §103-50,

RHAG 13.3.2(13d) Minimum Requirements

Exterior spaces, including balconies, shall require maneuvering space per 4.2.3, Wheelchair Turning Space, which may include the accessible route and accessible openings to such spaces.

[Rul: 11/00] (Auth and Imp: HRS §103-50)

If you have any questions or comments regarding this ruling, please call us at 586-8121.

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